

COMMERCIAL LISTING
FOR LEASE

SEC I-25 & East Prospect Road

2028 SE FRONTAGE ROAD | FORT COLLINS, CO



OFFICE/WAREHOUSE FOR LEASE:

| | | |
|----------------------|--|-----------|
| Total Building Size: | | 13,530 SF |
| Warehouse: | | 7,630 SF |
| Office: | | 5,900 SF |
| Garage: | | 750 SF |

LEASE RATE: | \$12.00/SF NNN

Located on SE Frontage Road with I-25 exposure. Direct access from I-25 and Fort Collins Prospect Road interchange to SE Frontage Road. Property located in Larimer County Zoning District: C - Commercial. New exterior (backlite) awnings by landlord. New flooring and painting allowance by landlord. Marquee signage available.

Available August 2021.

WAREHOUSE: 7,630 SF Clean, 24' clear height, 2 ton crane, 2 (12' x 14') drive-in/overhead doors, 400 amp electrical service with room for expansion

OFFICE: 5,900 SF Flexible mix of open space, office, conference, administrative/flex



Dan Eckles BROKER
dan@daneckles.com

Patty Spencer BROKER
patty@cre-brokers.com

970.407.9900
COMMERCIAL REAL ESTATE BROKERS, LLC

COMMERCIAL REAL ESTATE BROKERS, LLC

145 N. College Avenue, Suite F - Fort Collins, CO 80524

Phone: 970.407.9900

